

## **Exhibit D**

**Broker Price Opinion Exterior****Client Information**

Client: HomEq Servicing  
 Order Number:  
 Loan Number:  
 Assigned Agent: Harnet Robertson  
 Assigned Agent's Phone: (718) 857-3400  
 Owner / Borrower: ROSEMOND  
 Subject Address: 1347 E 80TH ST  
 BROOKLYN, NY 11236

Portfolio / Project Name:  
 Alternate Loan Number:  
 Inspection Date: 3/8/2009  
 Inspection Type: Exterior  
 Contact: SUZIE ROSEMOND  
 Contact Phone:

**Subject Tax and Sale Information**

Estimated Tax Assessed Value Date: 1/2/2009  
 Tax Assessed Value: \$36,028.00

Last Known Sale Date: 10/6/2005  
 Last Known Sale Price: \$700,000.00

**Neighborhood Information**

Predominant Occupancy: Owner  
 No. of Homes in Direct Competition: 12  
 Density: Urban  
 Zoning: Residential  
 Property Maintenance: Average

Average Market Time of Sales: 180  
 Price Range (Low to High): \$250,000.00 to \$695,000.00  
 Predominant Value: \$550,000.00  
 Property Values Trend: Decreasing / 12.00% annually

Market / Neighborhood Located in Canarsie Brooklyn on average block in average condition, brick with attached garage  
 Comments:

**Subject Property**

Listed in Last 12 Months: No  
 Vacant: No  
 Secured: Yes  
 Conform to Neighborhood Yes  
 Estimated Land Value \$70,000.00  
 Mobile Home Permanently Attached and Taxed as Real Estate: No  
 Problem for Resale: No

Currently Listed: No  
 List Price: \$0.00  
 Listing Agent Name:  
 Listing Agent Phone:  
 Days on Market: 0

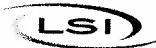
Environmental No  
 Problem:

Subject Data Source(s):  Tax Records  SiteXdata  MLS #  RealQuest  REDLINK  Estimated  Other

Explanation of  
 Estimated or Other  
 Sources:

Positive Subject 3 family property income producing  
 Comments:

Negative Subject nothing sited  
 Comments:



Order #:

Loan

Client: HomEq Servicing

## Broker Price Opinion Exterior

## Comparative Sale Information

|                           | SUBJECT ADDRESS    | COMPARABLE 1        | COMPARABLE 2       | COMPARABLE 3       |
|---------------------------|--------------------|---------------------|--------------------|--------------------|
| Street Address:           | 1347 E 80TH ST     | 1658 east 92 Street | 1006 East 80 St    | 682 East 80 St     |
| City, State, Zip:         | BROOKLYN, NY 11236 | Brooklyn, NY 11236  | Brooklyn, NY 11236 | Brooklyn, NY 11236 |
| Property Type:            | Multi Family       | Multi Family        | Multi Family       | Multi Family       |
| Property Style:           | Townhouse          | Other               | Townhouse          | Other              |
| Number of Units:          | 3                  | 3                   | 3                  | 3                  |
| Proximity to Subject:     |                    | 0.50 Miles          | 0.52 Miles         | 0.83 Miles         |
| Sale Date:                | 10/6/2005          | 10/31/2008          | 2/9/2009           | 10/26/2008         |
| Sold Price:               | \$0.00             | \$593,000.00        | \$590,000.00       | \$590,000.00       |
| Days on Market:           | 0                  | 180                 | 180                | 92                 |
| Location:                 | Average            | Average             | Average            | Average            |
| Lot Size:                 | 3547 Square Feet   | 2800 Square Feet    | 2364 Square Feet   | 2267 Square Feet   |
| Lot Size is:              | Atypical           | Typical             | Typical            | Typical            |
| Age in Years:             | 49                 | 54                  | 39                 | 40                 |
| Condition:                | Average            | Average             | Good               | Good               |
| Total Rooms:              | 19                 | 19                  | 19                 | 19                 |
| Bedrooms:                 | 8                  | 8                   | 8                  | 8                  |
| Bathrooms:                | 3 Full 0 Half      | 3 Full 0 Half       | 3 Full 0 Half      | 3 Full 0 Half      |
| Above Grade Sq. Footage:  | 3894               | 3123                | 3366               | 3493               |
| Total Below Grade Sq.Ft.: | 0                  | 1041                | 0                  | 1164               |
| Garage:                   | 1 car / Attached   | 0 car / NA          | 1 car / Attached   | 1 car / Attached   |
| Carport:                  | 0 car / NA         | 0 car / NA          | 0 car / NA         | 0 car / NA         |
| Comparison to Subject:    |                    | Equal               | Equal              | Equal              |
| Comparable Data Source:   |                    | Other               | Other              | MLS                |
| MLS Listing Number:       |                    |                     |                    | 338995             |

Explanation of estimated room count based on others in area, estimated list price based on sales in area, sale # 3 information from expired MLS from 2008  
 Estimated or Other responses above:

Comments on similar sized property in similar area  
 Comparable 1:

Comments on similar sized property in similar area  
 Comparable 2:

Comments on similar sized property in similar area  
 Comparable 3:



Order #: 5921138

Loan #:

Client: HomEq Servicing

## Broker Price Opinion Exterior

## Comparative Listing Information

|                           | SUBJECT ADDRESS    | COMPARABLE 1        | COMPARABLE 2       | COMPARABLE 3       |
|---------------------------|--------------------|---------------------|--------------------|--------------------|
| Street Address:           | 1347 E 80TH ST     | 1425 East 80 Street | 941 East 85 St     | 916 east 86 Street |
| City, State, Zip:         | BROOKLYN, NY 11236 | Brooklyn, NY 11236  | Brooklyn, NY 11236 | Brooklyn, NY 11236 |
| Property Type:            | Multi Family       | Multi Family        | Multi Family       | Multi Family       |
| Property Style:           | Townhouse          | Other               | Other              | Other              |
| Number of Units:          | 3                  | 3                   | 3                  | 3                  |
| Proximity to Subject:     |                    | 0.10 Miles          | 0.80 Miles         | 0.90 Miles         |
| Listing Date:             |                    | 7/30/2008           | 9/8/2008           | 7/18/2008          |
| Days on Market:           | 0                  | 221                 | 181                | 233                |
| Listing Price:            | \$0.00             | \$600,000.00        | \$699,000.00       | \$899,000.00       |
| Location:                 | Average            | Good                | Good               | Good               |
| Lot Size:                 | 3547 Square Feet   | 2247 Square Feet    | 2700 Square Feet   | 3000 Square Feet   |
| Lot Size is:              | Atypical           | Typical             | Typical            | Typical            |
| Age in Years:             | 49                 | 49                  | 49                 | 39                 |
| Condition:                | Average            | Good                | Good               | Good               |
| Total Rooms:              | 19                 | 17                  | 15                 | 21                 |
| Bedrooms:                 | 8                  | 6                   | 7                  | 10                 |
| Bathrooms:                | 3 Full 0 Half      | 3 Full 0 Half       | 3 Full 0 Half      | 4 Full 0 Half      |
| Above Grade Sq.Footage:   | 3894               | 2116                | 3519               | 3360               |
| Total Below Grade Sq.Ft.: | 0                  | 0                   | 1173               | 1120               |
| Garage:                   | 1 car / Attached   | 1 car / Attached    | 0 car / NA         | 1 car / Attached   |
| Carport:                  | 0 car / NA         | 0 car / NA          | 0 car / NA         | 0 car / NA         |
| Comparison to Subject:    |                    | Equal               | Equal              | Equal              |
| Comparable Data Source:   |                    | MLS                 | MLS                | MLS                |
| MLS Listing Number:       |                    | 339600              | 340452             | 339364             |

Explanation of  
Estimated or Other  
responses above:Comments on smaller property similar location 3 family  
Comparable 1:Comments on similar property similar location 3 family  
Comparable 2:Comments on similar property similar location 3 family  
Comparable 3:



Order #: 5921138

Loan

Client: HomEq Servicing

## Broker Price Opinion Exterior

### Addendum

Any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like.

Listings are apparently high for the current market.

Subject conforms to the neighborhood.

Necessary to use comps that had a smaller GLA than the subject, no comps were larger, all comps within gla tolerance.

Necessary to expand search up to 1 miles in order to find similar 3 unit MFR properties for this valuation. Most such properties are not within the GLA tolerance of the subject. Area is not dominated by 3 unit MFRs.

### Estimates of Value

Discuss how you arrived at considered the comps both the sales and the listings, the market, the area and the effect of foreclosures in the area to determine these values: value

As Is Market Value: \$590,000.00

As Is Quick Sale: \$525,000.00

As Is Suggested List: \$600,000.00

Average Market Time of Sale (listing date to contract date): 180

As Repaired Market Value: \$590,000.00

As Repaired Quick Sale: \$525,000.00

As Repaired Suggested List: \$600,000.00

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Order #: 5921138

Loan #: 3125555

Client: HomEq Servicing

## Broker Price Opinion Exterior

### Property Map

If MapPoint was unable to locate the property(s), distances from comparable property(s) were estimated.



### Photos



Subject (Front View)



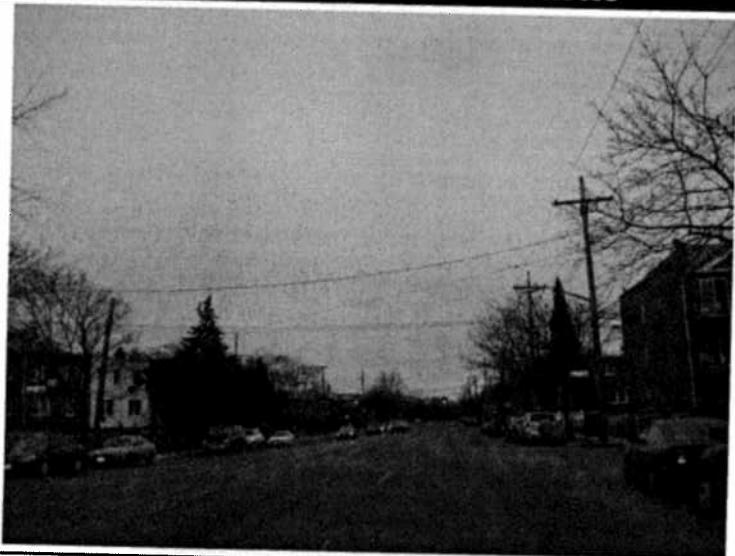
Order #: 5921138

Loan #: 3-.....

Client: HomEq Servicing

## **Broker Price Opinion Exterior**

## Photos



Street View



### **Address Verification**



### Additional